

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
OCTOBER 11, 2017**

**CALL TO ORDER**  
*6:00 pm*

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at South Campus Building, 40 11<sup>th</sup> Street W, Ste. 200, Kalispell, Montana. Board members present were Dean Sirucek, Jim Heim, Greg Stevens, Sandra Nogal, Ron Schlegel and Kevin Lake. Rita Hall was not in attendance. Jeff Larsen and Mike Horn had excused absences. Rachel Ezell and Mark Mussman represented the Flathead County Planning & Zoning Office.

There were 8 members of the public in attendance.

**APPROVAL OF MEETING MINUTES**  
*6:00 pm*

Sirucek made a motion seconded by Nogal to approve the September 13, 2017 meeting minutes.

Motion carried by quorum.

**PUBLIC COMMENT**  
*(Public matters that are within the jurisdiction of the Board 2-3-103 M.C.A)*  
*6:01 pm*

None

**SCOTT MOORE (FZC-17-08)**  
*6:02 pm*

A zone change request by Scott Moore in the Westside Zoning District. The proposal would change the zoning on a parcel containing 11.587 acres from *SAG-10 (Agricultural)* to *I-1 (Light Industrial)*. The subject property is located at 247 Cemetery Road and can legally be described as Tract 1 of COS 20567, a tract of land in the Northwest Quarter of the Northeast Quarter of Section 29, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

**STAFF REPORT**  
*6:02 pm*

Ezell reviewed Staff Report FZC-17-08 for the Board.

**BOARD QUESTIONS**  
*6:03 pm*

Stevens commented the application was for a zone change which had nothing to do with mini-storage. Once the zone is changed it's changed. He didn't understand all the talk about mini-storage.

Ezell stated the analysis throughout the staff report talks about the highest impact if the lot were divided up into the smallest lots allowed in the I-1 and the minimum lot size. The report does talk about traffic based on that. She included in the report an explanation that the applicants who are requesting this zone change are requesting it because they want to put mini-storage in the property. The staff report is 24 pages long and the majority of it does review the application based on highest impact.

**APPLICANT  
PRESENTATION**  
*6:06 pm*

Eric Mulcahy, Sands Surveying, 2 Village Loop, represented the applicants. They agreed with the staff report. As stated in the application and as the staff report points out there is a county gravel pit on one side, the dog pound and the county parks department on the other side and although those aren't zoned industrial they are essentially industrial uses. There is an auto body wrecking yard on the north boundary and there are 40 acres of Kalispell industrial property on the southern boundary. Although the applicants want to do mini-storage, he believed this property would be appropriate for any light industrial uses as there are uses on all four sides that have some kind of impact that wouldn't be suitable for residential.

**BOARD  
QUESTIONS**  
*6:06 pm*

None

**AGENCY  
COMMENTS**  
*6:07 pm*

None

**PUBLIC  
COMMENT**  
*6:08 pm*

None

**STAFF  
REBUTTAL/  
COMMENTS**  
*6:08 pm*

None

**APPLICANT  
REBUTTAL/  
COMMENTS**  
*6:08 pm*

None

**BOARD  
QUESTIONS**  
*6:08 pm*

Stevens asked if a gravel pit was allowed in an I-1 zone.  
Ezell said no.

Stevens asked if gravel pits weren't allowed in an I-1 zone where were they allowed.

Ezell stated they are allowed in AG-80, AG-40, AG-20 and West Valley. Mussman clarified those are all conditional uses in those zones.

Heim commented the property is totally surrounded by Flathead County owned property or City of Kalispell. He wondered if Ezell knew the history of the property.

Ezell said when she sent an agency referral to the Flathead County Road & Bridge she was contacted by Dave Prunty, the Director, who thought the area used to be a landfill. She contacted DEQ but couldn't get a solid answer on that. Mulcahy noted the landfill was just south of the property. Ezell checked the aerial imagery but unfortunately it only goes back to 1990 so she knows the area hasn't been disturbed since then. She couldn't get a direct answer whether or not it was a landfill prior to that.

Mulcahy stated the Kalispell Planning Director informed him the 40 acres to the south used to be a landfill.

**MAIN MOTION  
TO ADOPT F.O.F.  
(FZC-17-08)  
6:12 pm**

Schlegel made a motion seconded by Sirucek to adopt Staff Report FZC-17-08 as Findings of Fact as written.

**BOARD  
DISCUSSION  
6:12 pm**

None

**ROLL CALL TO  
ADOPT F.O.F.  
(FZC-17-08)  
6:12 pm**

On a roll call vote the motion passed unanimously.

**MAIN MOTION  
TO  
RECOMMEND  
APPROVAL  
(FZC-17-08)  
6:13 pm**

Lake made a motion seconded by Schlegel to adopt Staff Report FZC-17-08 and recommend approval to the Board of County Commissioners.

**BOARD  
DISCUSSION  
6:13 pm**

None

**ROLL CALL TO  
RECOMMEND  
APPROVAL  
(FZC-17-08)  
6:13 pm**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS  
6:14 pm**

Mussman wanted to report to the board that next week the commissioners will consider for the last time the Highway 93 project. He anticipated they would make some kind of motion on a Notice of Intent to adopt everything, so the Highway 93 rezone, the text amendment and the South Whitefish Overlay is nearing completion.

Heim asked if they were considering sending it back to the planning board.


Mussman said that was one option but so far after they held a hearing and had five hours or more of deliberation, discussion and revising the findings he didn't see any indication the commissioners would request some changes enough that the board would have to relive it.

**NEW BUSINESS  
6:15 pm**

Mussman stated he was hoping to get some kind of fairly short report together about the Growth Policy because theoretically it should be reviewed every five years. He would like the board to review it and discuss it at the next meeting.

**ADJOURMENT  
6:16 pm**

The meeting was adjourned on a motion by Schlegel at approximately 6:16 pm. The next meeting will be held on November 8, 2017 at 6:00 pm.

  
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Jeff Larsen, Chairman

  
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Mary Fisher, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 11 / 8 /17